



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
SEPTEMBER 24, 2019
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance <u>2/2019 through 1/2020</u>	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	P	5	3
Mark Booth, Vice Chair	P	7	1
Julie Lurie	A	6	2
Peter Cooper	A	3	5
Chris Evert	P	8	0
William Marx	P	6	2
Justin Beachum	P	5	3

Alternates

Michael Madfis	A	5	3
Lakhi Mohnani	A	5	3
Terry Nolen	P	7	1

Staff Present

Bruce Jolly, Board Attorney
Yvette Ketor, Administrative Assistant
Yvette Cross-Spencer, Administrative Assistant
Tasha Williams, Administrative Assistant
Francyne Webber, Administrative Assistant
George Oliva, Chief Building Inspector
Mario Carrasquel, Building Inspector
Robert Masula, Building Inspector
Kelvin Arnold, Building Inspector
Rhonda Hasan, Assistant City Attorney
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE18120956: Michael Herman, owner
CE18011809: Kevin Cavanaugh, owner
CE17101770; CE17101744; CE18061643: Courtney Crush, attorney
CE18091868: Jean Jules, owner's husband
CE18022091: Joshua Grabel, owner
CE19061832: Edward Lauper, neighbor; Michael Mossman, neighbor
CE17071043: Dwayne Dickerson, attorney
CE19041187: Matthew Midgett, agent; Jeremiah Kaplan, contractor
CE16111504: Hillary Cash, owner
CE19051349: Guillermina Herrera, owner; Garrett Winner, owner
CE19051470: Andras Vlaics, property manager
CE19060822: Teresa Williams, owner
CE18102205: Edwin Dominguez, owner
CE19031344; CE19010207; CE19031345; CE19040127: Tom Assouline, owner
CE18010668: Marcia Nelson, contractor

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE18120956

701 NW 19 ST # 112
HERMAN, KATIA ALVES DE CAMPOS
HERMAN, MICHAEL

This case was first heard on 4/23/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Michael Herman, owner, said he and his wife were divorcing. He stated his wife had hired contractors who did not have licenses or pull permits. Mr. Herman said he had complained to Code Enforcement about the violations when the contractors refused to do the right thing. He said he had a contractor to provide an estimate to do the work and requested a five-month extension.

Motion made by Mr. Booth, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

The following two cases were heard together:

Case: CE17101770

550 N BIRCH RD
NORTH BEACH HOTEL LLC

This case was first heard on 3/26/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,125 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the electrical permit had been issued and the master permit application had been voided. He noted that there had been a plan review on September 10, 2019, so he felt there might be a clerical error.

Courtney Crush, attorney, requested an extension for these two related cases. She said they had resolved the ADA issue.

Motion made by Mr. Booth, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE17101744

3000 TERRAMAR ST
NORTH BEACH HOTEL LLC

This case was first heard on 8/28/18 to comply by 9/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 9/25/19 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Courtney Crush, attorney, said there had been progress and requested 63 days.

Motion made by Mr. Booth, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE18061643

931 NW 53 CT
LORD PROPERTIES II LLC

This case was first heard on 9/25/18 to comply by 10/23/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of the fines, which would begin on 9/25/19 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, recommended a 63-day extension.

Courtney Crush, attorney, requested a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE18011809

5950 NE 14 RD
CAVANAUGH, KEVIN P
KEVIN P CAVANAUGH LIV TR

Certified Mail to the owner was accepted on 9/10/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO:

1. ALTERATIONS OF THE POOL DECK WITHOUT THE
REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Kevin Cavanaugh, owner, said his permit expired two weeks ago. He explained that his contractors had not called for inspections so he was hiring a new contractor to renew the expired permit.

Motion made by Mr. Marx, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/26/19, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE18091868

2665 SW 6 CT
JULES, BETTIE

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had been resubmitted with corrections on September 19.

Jean Jules, the owner's husband, requested 60 days.

Motion made by Mr. Booth, seconded by Ms. Evert to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE18022091

705 SE 10 ST

GRABEL, JOSHUA F & LACEY

This case was first heard on 1/22/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the owner had been granted a variance but the permit application had been voided in the interim.

Joshua Grabel, owner, said they now had the needed encroachment agreement with the City but still needed an insurance policy. He requested 63 days.

Motion made by Mr. Booth, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE19061832

1609 SE 2 CT

LESLEE WILLIAMS WALKER REV TR

WALKER, LESLEE WILLIAMS TRSTEE

Service was via posting at the property on 9/19/19 and at City Hall on 9/13/19.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:

1. INTERIOR RENOVATIONS INCLUDING ELECTRICAL AND
PLUMBING PERFORMED WITHOUT THE REQUIRED PERMITS
AND/OR INSPECTIONS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. The property owner had sent a letter, copies of which had been provided to Board members.

Edward Lauper, neighbor; neighbor, was very concerned about the condition of the pool and displayed a photo he had taken earlier in the day.

Motion made by Mr. Booth, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE17071043

6250 N ANDREWS AVE # 25

DOUBLE MOUNTAIN DEV VENTURES LLC

This case was first heard on 1/29/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,240 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the building had been declared unsafe by the Fire Marshall because of all the work done without permits. A permit application to demolish the property had failed plan review in April but the plans had never been corrected and resubmitted. He recommended imposition of the fine.

Dwayne Dickerson, attorney, said his client purchased the property with the work already done. He said they were working through the DRC process to redevelop the property and still needed sign-off from Zoning.

Inspector Oliva stated the City was concerned because the businesses were operating out of the building and people were visiting the premises when no work had been permitted. Mr. Dickerson said with the City's support, they could agree to vacating the premises until permits were issued.

Inspector Oliva stated the most concerning item was the interior alteration which changed the egress. The second issue was the electrical work; the amperage on the panel had been added to and increased to accommodate water heaters.

Ms. Hasan said the Building Official and Fire Marshall both had the authority to order a building evacuated. Inspector Oliva said he would send inspectors to the property and ask the owner to vacate the property within 63 days.

Mr. Dickerson confirmed that they intended to demolish the building as soon as they had DRC approvals.

Motion made by Mr. Booth, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Ms. Evert opposed.

Case: CE19041187
1207 CORDOVA RD
VELOCITY 3 LLC

This case was first heard on 6/25/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 9/25/19 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master and sub permit applications had been submitted on September 17 and were in plan review.

Matthew Midgett, agent, reported they had submitted the permit applications. Jeremiah Kaplan, contractor, requested 63 days.

Motion made by Mr. Booth, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE18102205
430 FLORIDA AVE
DREAM HOMES LEASING LLC

This case was first heard on 4/23/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 9/25/19 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress since May 10, 2019 when the plans were picked up for corrections.

Edwin Dominguez, owner, said the contractor had been "taking their time" and requested an extension.

Motion made by Mr. Booth, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE16111504

2865 NE 35 CT

CASH, THOMAS V & HILLARY A

This case was first heard on 3/27/18 to comply by 5/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 9/25/19 and would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported no variance application had been submitted.

Hillary Cash, owner, said she had not understood why they were not getting a variance. She was upset that the City had voided her permit application and asked that the case be dismissed.

Mr. Booth recalled the Board had worked with Ms. Cash to allow her time to get the property into compliance by applying for a variance. Inspector Carrasquel doubted a variance would be granted. Chair McGee suggested Ms. Cash demolish the structure.

Ms. Hasan recalled how she had tried to facilitate a resolution of this case by getting City staff in touch with Ms. Cash to help her regarding the variance process but no progress had been made because the owner had not taken any steps toward getting a variance.

Motion made by Mr. Booth, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Ms. Evert opposed.

Case: CE19051349

1309 NE 1 AV

WINNER, GARRETT E

HERRERA, GUILLERMINA

Certified Mail to the owner was accepted on 9/9/19.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:
1. A LARGE WOOD DECK/STRUCTURE BEING BUILT WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said the application had been picked up for corrections on 8/5/19 but never resubmitted.

Garrett Winner, owner, admitted the deck was built without a permit and requested 63 days.

Motion made by Mr. Booth, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE19031344
820 NE 17 AVE
V P NE 17TH AVE LLC

This case was first heard on 6/25/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the master permit application had failed review in July and corrections had never been submitted.

Tom Assouline, owner, said a new contractor had just submitted the air conditioner application, which was needed for the master permit. He requested 63 days.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE19031345
828 NE 17 AVE
V P NE 17TH AVE LLC

This case was first heard on 6/25/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported this case had the same issues as the previous case.

Tom Assouline, owner, said they had the same air conditioning contractor issue with this address.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE19040127

1702 NE 9 ST
V P NE 17TH AVE LLC

This case was first heard on 6/25/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permit applications were in review. It had been discovered that the electrical, mechanical and plumbing permits were not needed so those violations, as well as the violations related to the windows and door, were in compliance. He recommended a 63-day extension.

Tom Assouline, owner, agreed.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE19010207

729 SW 4 CT
AWH&T INVESTMENT LLC

This case was first heard on 5/28/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 9/25/19 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported the plans had been submitted to the Historical Preservation Board and recommended a 63-day extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE18010668

835 NE 16 ST
SUNSET TRUST

This case was first heard on 4/24/18 to comply by 8/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,700.

Kelvin Arnold, Building Inspector, reported there had been no progress and he did not support an extension.

Marcia Nelson, contractor, stated the architect had thought that only a demolition permit was needed to comply the violations, but the owner wanted to do additional work and needed another permit. Inspector Arnold stated a closet had been added to the rear of the property without a permit. Ms. Nelson said they had sent the drawings to sub-contractors. She requested 63 days.

Motion made by Mr. Booth, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 4-2 Mr. Marx and Chair McGee opposed.

Case: CE19060822

300 SW 12 ST
REILLY RYAN INVESTMENT GROUP LLC

This case was first heard on 8/27/19 to comply by 9/6/19. Violations were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,700.

Robert Masula, Building Inspector, reported the master permit application had failed plan review and the last review had been on 7/3/19.

Teresa Williams, owner, said a permit had been approved. She explained that she had been unable to attend the previous hearing due to a scheduling conflict with a court date. She recalled they were originally going to repair just the outside damage but had discovered more interior damage that must be addressed and decided to apply for permits to make those repairs. She said the 2017 permit applications should have been voided by the contractors. Ms. Williams stated the demolition permit had been approved.

Inspector Masula stated the owner had obtained a repair permit in May 2017 and the scope of work had been exceeded. He thought the contractor had "pulled a fast one" and never called for inspections for the permit that had been issued or notified the Building Department about changes. The contractor had tried to revise the permit but plan review indicated it should be voided and the process restarted. Inspector Masula said the November 2018 permit application had triggered an administrative review in Planning and Zoning and this had just been signed off recently.

Ms. Williams said her contractor insisted the work he had done was within the scope of the repair permit, but she conceded that the scope of the demolition had been exceeded.

Ms. Hasan confirmed that Planning had issued the notification that their review was completed, not that a permit application had been approved.

Inspector Masula said there were no critical health and safety issues and he did not oppose a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 6-0.

The Board took a brief break and Mr. Booth left the meeting.

Case: CE18091741
500 SW 12 ST
PP CAPITAL PARTNERS LLC

Certified Mail to the registered agent was accepted on 9/9/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. EXTERIOR WINDOWS AND DOORS.
2. INTERIOR FRAMING AND DRYWALL.
3. WIRE AND STUCCO OF FRONT WOOD FRAME BUILDING.
4. CORRUGATED OVERHANG AT FRONT ENTRANCE.
5. BATHROOM AND KITCHEN RENOVATION.
6. NEW ELECTRICAL OUTLETS AND SWITCHES.
7. NEW ELECTRICAL PANEL.
8. HIGH-HAT LIGHTS ON CEILING.
9. MECHANICAL A/C UNIT AND EXHAUST FANS.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/26/19, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE19022026
1121 SW 19 ST
KARSKO, DANIEL

Service was via posting at the property on 9/19/19 and at City Hall on 9/13/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW INTERIOR WALL.
2. A/C UNIT CHANGEOUT.
3. ELECTRICAL PANEL REPLACED.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/26/19, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE19041534
1109 NE 16 TER
CRICKETT, JOHN J

Service was via posting at the property on 9/17/19 and at City Hall on 9/13/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ILLEGAL CONVERSION OF A FOUR UNIT EFFICIENCY
INTO A FIVE UNIT WITHOUT A PERMIT.
2. METER ROOM AND UTILITY ROOM MISSING DRYWALL ON
FIRE SEPARATION WALL.
3. STRUCTURE ROOF BUILT OVER WASHING MACHINE
AREA.
4. PLUMBING, ELECTRICAL AND DRAINAGE LINE FOR
WASHING MACHINE.
5. REPLACED FRONT PORCH ROOF SUPPORT WITH 4X4
COLUMN SUPPORTS.

FBC(2017) 111.1.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND
BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY
PERMITTED OCCUPANCY CLASSIFICATION OF A FOUR UNIT

**EFFICIENCY WITHOUT OBTAINING THE REQUIRED PERMITS
AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING
DEPARTMENT.**

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Inspector Arnold said there were safety issues at this occupied property. Chair McGee recommended a higher fine than usual.

Robert Masula, Building Inspector, recommended a 10-day compliance deadline.

Chair McGee said this was clearly a case when the property should be shut down via emergency order.

Ms. Hasan said the Board could specify a 10-day compliance deadline as well as a higher fine.

Inspector Arnold had spoken with the owner and his architect, who assured him they were doing what was necessary to get the property into compliance. He said he would revisit the property.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 10 days, by 10/4/19, or a fine of \$200 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE18110489

1830 NW 26 TER
BLD CONSTRUCTION INC
SAINT JEAN, YVANE

Certified Mail to the owner was accepted on 9/12/19.

Robert Masula, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT
IS NOT LIMITED TO:

1. INTERIOR AND EXTERIOR ALTERATIONS WITHOUT THE
REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He recalled that the case had

before the Board in March but had been dismissed because there was a permit for the window that was enclosed in the carport.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE18110574
901 SE 14 ST
DERLLY, KAREN

Service was via posting at the property on 9/9/19 and at City Hall on 9/13/19.

Robert Masula, Building Inspector, testified to the following violation(s):
105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW KITCHEN INSTALLED WITH PLUMBING, ELECTRIC, DRYWALL.
2. NEW WINDOWS INSTALLED.
3. NEW MINI SPLIT.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE19061325
1900 S OCEAN DR
BREAKWATER TOWERS CORP

Certified Mail to the owner was accepted on 9/9/19.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN

THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. MAIN SHUT OFF VALVES REPLACED.
2. REPLACED PUMP STATION SYSTEM.

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 11/26/19, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE16071180

512 NW 15 TER
PASCAL 2014 LLC

This case was first heard on 10/25/16 to comply by 1/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$38,150.

Robert Masula, Building Inspector, reported the master and sub-permits were active and recommended a 182-day extension

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 182-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE16121142

3001 SE 6 AVE
ROSSEL GROUP LLC

This case was first heard on 5/23/17 to comply by 7/25/17. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$31,100.

Kelvin Arnold, Building Inspector, reported the mechanical and electrical issues remained and said he did not support an extension.

The Board took no action.

Case: CE17020603

601 N RIO VISTA BLVD
SOUTH BANK APTS LLC

This case was first heard on 6/27/17 to comply by 8/22/17. Violations and extensions

were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported he had inspected all units on September 18 and most of the permits were closed. He withdrew the FBC(2014) 110.1 violation and stated the case was in compliance because all permits had been issued.

George Oliva, Chief Building Inspector, said they were withdrawing the remaining violation to help the owner to refinance the building.

Case: CE17020835

1000 SW 18 CT
SOJA, WIESLAW

This case was first heard on 3/27/18 to comply by 4/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,400.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18010886

1000 NW 52 ST
REISS, STEVEN D

This case was first heard on 4/23/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18011892

12 HARBORAGE ISLE DR
MOGHADDAM, ALIREZA AMINI
AMINI, MEHRZAD

This case was first heard on 4/24/18 to comply by 7/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permits had been issued and recommended a 182-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 182-day extension to 3/24/20, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18020982

515 NW 7 TER
BARR, ESSIE MAE
SMITH, EDWARD H EST E

This case was first heard on 5/22/18 to comply by 7/24/18, amended to 8/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,700.

Kelvin Arnold, Building Inspector, recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18100735

901 N BIRCH RD
MARINE COLONY VILLAS CO-OP

This case was first heard on 2/26/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,350.

Kelvin Arnold, Building Inspector, recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18101715

1005 NE 16 PL
DROUBI, ELIAS
ZHGULEVA, JULIA

This case was first heard on 1/22/19 to comply by 3/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the mechanical permit application had failed plan review in August but had not been picked up for corrections. He did not recommend an extension.

The Board took no action.

Case: CE18101875
532 SW 10 AV
ROMERO, MICHAEL

This case was first heard on 7/23/19 to comply by 9/24/19. Violations were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18110066
784 W EVANSTON CIR
AUGUSTE, TONY

This case was first heard on 4/23/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Kelvin Arnold, Building Inspector, recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE18111242
1426 NE 60 ST
PALAU INC.

This case was first heard on 5/28/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and he did not support an extension.

The Board took no action.

Case: CE18121809

615 SW 4 AVE
FARREN, WARD EVEN JR
CARRIGAN, BAILEY

This case was first heard on 3/26/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application was ready to be issued and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19020171

1731 NE 3 AVE
CAMPOS, ROLANDO

This case was first heard on 8/27/19 to comply by 9/24/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had failed plan review and had been awaiting pickup for corrections since September 16.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19021611

4812 NE 23 AVE # 8
COLLIS, GRAHAM
MALDONADO, BIANCA

This case was first heard on 7/23/19 to comply by 8/27/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application was ready to be issued and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19030306

808 NE 14 ST
AMD HOLDINGS LLC

This case was first heard on 3/26/19 to comply by 4/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19031213

2144 NE 62 CT
MARO SOUTHFLORIDA LLC

This case was first heard on 6/25/19 to comply by 9/24/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19031752

1716 NE 7 ST
THOMAS H FRED JR REV LIV TR
FRED, THOMAS H JR TRSTEE

This case was first heard on 7/23/19 to comply by 9/24/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19040104

1611 NE 56 ST
BECHO, ANGELA

This case was first heard on 8/27/19 to comply by 9/24/19. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and he did not recommend an extension.

Motion made by Ms. Evert to grant a 63-day extension to 11/26/19, during which time no fines would accrue. Motion died for lack of a second.

The Board took no action.

Case: CE19040417

2251 NE 62 ST
CSI-MPI CORPORATION

This case was first heard on 6/25/19 to comply by 9/24/19. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19040882

1400 NE 16 CT
MDR MOTORS LLC
% MICHAEL GRIECO JR

This case was first heard on 7/23/19 to comply by 8/27/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been progress and recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 63-day extension to 11/26/19, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: CE19041885

225 SW 32 ST
CAROLE J LITTLEFIELD TR
LITTLEFIELD, CAROLE J TRUSTEE

This case was first heard on 6/25/19 to comply by 8/27/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and he had not heard from the current or previous owner, who had attended the previous hearing.

The Board took no action.

Case: CE18110565

460 CAROLINA AVE
O'NEILL, PAOLA

This case was first heard on 4/23/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 9/25/19 and would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and recommended imposition of the fine.

Motion made by Ms. Evert, seconded by Mr. Nolen to find the property was not in compliance by the ordered date and to impose the fine, which would begin on 9/25/19 and would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

Case: CE19012272

1071 TENNESSEE AVE
WHITSETT, WILLIAM ROBERT

This case was first heard on 5/28/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fines, which would begin on 9/25/19 and would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Motion made by Ms. Evert, seconded by Mr. Nolen to find the property was not in compliance by the ordered date and to impose the fine, which would begin on 9/25/19 and would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

Complied and Withdrawn Cases

Staff entered the Complied and Withdrawn cases on page 29 into the record.

Board Meeting Minutes

Motion made by Mr. Nolen, seconded by Ms. Evert, to approve the minutes of the Board's July 23 and August 27, 2019 meetings. In a voice vote, motion passed unanimously.

Board Discussion

None

Communication to the City Commission

None

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.


CE18050382 CE18051613 CE19032238 CE19051470

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

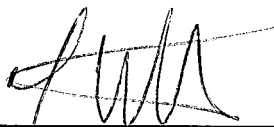
None

There being no further business to come before the Board, the meeting adjourned at 11:15 a.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.